

# FOR LEASE

Office Space in Downtown Spartanburg, SC



174 E. Main Street | Spartanburg, SC 29306

## HIGHLIGHTS

- \$17.50 PSF FSG
- Full Service Rate; All Services Except Janitorial
- ADA Accessible  $\pm 300$  SF Office with large storage closet available on main level (\$500 / month)
- Up to  $\pm 4,709$  SF available on lower level
- Public Parking
- Signage Available



Steve Wunder | 864 398 4444

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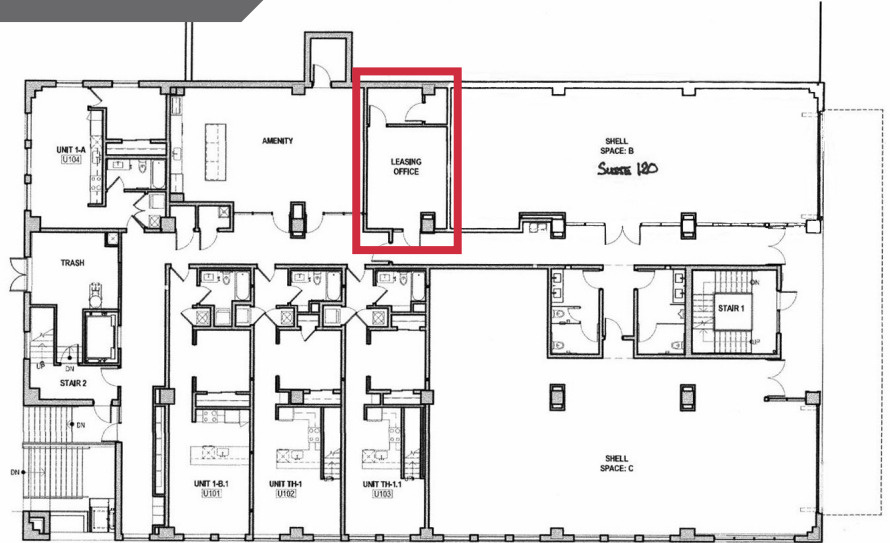
**NA Earle Furman**

1 Real Estate Way  
Spartanburg, SC  
[www.naearlefurman.com](http://www.naearlefurman.com)



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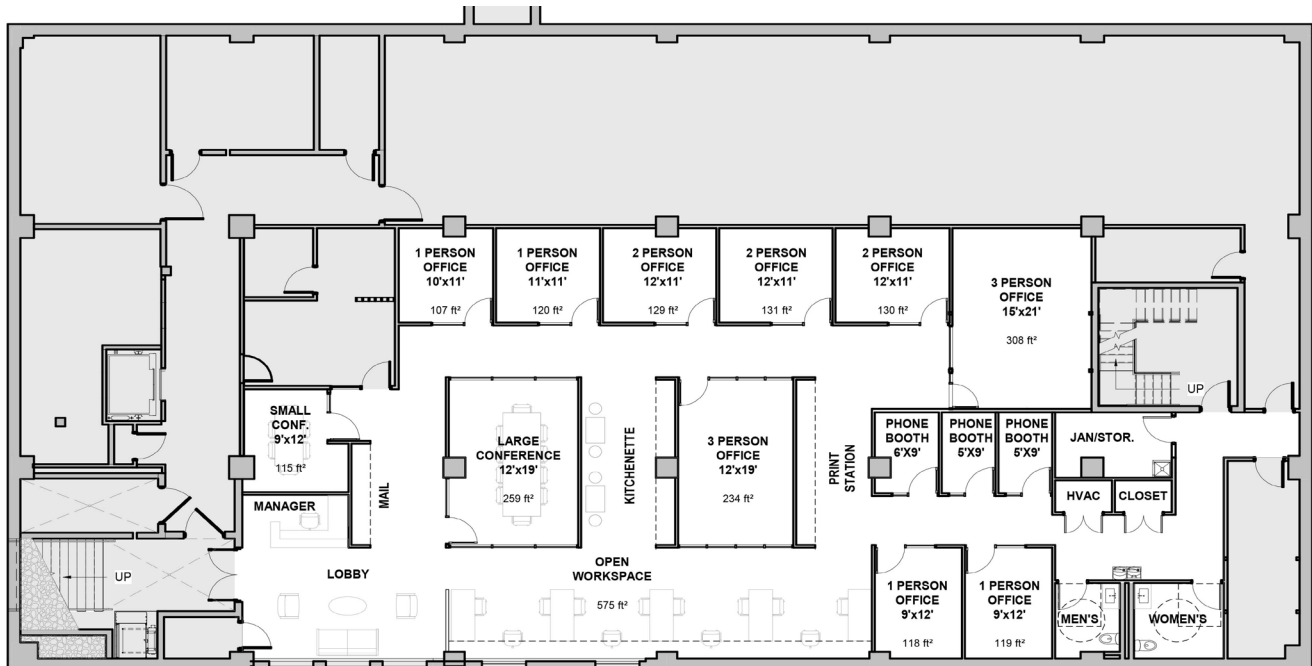
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Located on E Main Street in the **heart of downtown Spartanburg**, Aug Smith on Main provides an opportunity to be a part of an exciting urban place. With many local residents having memories of shopping at the historic Aug Smith Department Store, it has served as an **icon of downtown** retail and commercial space since its construction in the late 1920's.

The building offers residential apartments, street level retail and office space on Main Street, and flexible office space on Dunbar Street. Located at the corner of Dunbar & Liberty Street and surrounded by many retailers, restaurants, gyms, colleges and corporate headquarters, the building is in a **highly urban and walkable environment**. Convenient parking and highly flexible, this office space can accommodate a variety of tenants.

## CONCEPTUAL OFFICE LAYOUT



UP TO ±4,709 SF AVAILABLE | LOWER LEVEL

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Spartanburg MSA ranks #15 on the ranking of **Best-Performing Cities 2020** by the Milken Institute



**±123,132**

Total Daytime Population

5-Mile Radius



**37.5**

Median Age

5-Mile Radius



**\$63,512**

Avg Household Income

5-Mile Radius

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CONCEPTUAL RENDERING OF LOWER LEVEL

## UNIQUE FLEXIBLE OFFICE SPACE IN THE **HEART OF DOWNTOWN** SPARTANBURG, SC



BE AT THE **CENTER**  
OF EVERYTHING  
**DOWNTOWN**

### For More Information:

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